

**A RESOLUTION OF INTENTION OF THE GALLATIN COUNTY
BOARD OF COUNTY COMMISSIONERS
TO UPDATE THE 2003 GALLATIN COUNTY GROWTH**

This Resolution was introduced by the <u>Gallatin County Planning Department</u> , moved by Commissioner _____, and seconded by Commissioner _____. The Resolution was adopted _____.

WHEREAS, after several years of public involvement and a recommendation by the Gallatin County Planning Board, the Gallatin County Board of County Commissioners adopted the Gallatin County Growth Policy (Growth Policy) on April 15, 2003 via County resolution 2003-036 pursuant to Title 76, Chpt. 1, Part 6, MCA; and

WHEREAS, Montana law (§76-1-601(3)(f)(iii), MCA (2007); requires a growth policy to contain “an implementation strategy that includes: a timetable for reviewing the growth policy at least once every 5 years and revising the policy if necessary”; and

WHEREAS, Section 9.1 of the Growth Policy contains such a statement:

[The] Planning Board will review the Growth Policy at least once every five years. The review will determine if conditions have changed such to render the Growth Policy ineffective, making a revision of the Growth Policy necessary. The review will consider the following criteria:

- Significant deviation from anticipated trend projections
- Significant accomplishment of goals, strategies and actions
- Public input received during privately initiated amendments
- Significant deviation from established targets

If it is determined a revision to the Growth Policy is necessary, the Planning Board will determine the process, timing and budget necessary to draft an amendment that will eliminate the ineffectiveness. An amendment proposed by the Planning Board will be review pursuant to this chapter and all other applicable elements of the Growth Policy.

and;

WHEREAS, since its adoption in 2003, the Growth Policy has been a significant and effective tool to address land use change. The Growth Policy has been implemented through the subdivision regulations; adoption of neighborhood plans and transportation plans; creation of zoning districts and adoption of zoning regulations; and other similar mechanisms. The following are examples of the efforts to implement the Growth Policy’s purposes, themes, goals,

and objectives to ensure the Growth Policy is effective in guiding growth and change in the County:

- The Greater Bozeman Area Transportation Plan (2001 Update) is one of the foremost examples of these efforts and was adopted under the Growth Policy in January of 2006 via Resolution 2006-005, and to show a continuing effort to implement the Growth Policy, the Commission adopted an update to this transportation plan called the Greater Bozeman Area Transportation Plan (2007 Update) on February 10, 2009, via County resolution 2009-039; and
- Since the initial adoption of the Growth Policy, the following neighborhood plans have been adopted:
 - The Gallatin County/Bozeman Area Master Plan (2005 Update) via County resolution 2005-146;
 - The Four Corners Neighborhood Plan via County resolution 2006-024;
 - The Gooch Hill West via County resolution 2007-016; and
 - The Gallatin Gateway Community Plan via County resolution number 2009-033 ; and
- Since the initial adoption of the Growth Policy, the County Commission has created several zoning districts to implement the Growth Policy, including: the East Gallatin Zoning District on June 20, 2006 via County resolution 2006-062; the Bozeman Pass Zoning District on May 16, 2006 via County resolution 2006-052; the South Cottonwood Zoning District on June 21, 2005 via County resolution 2005-102; and the Reese Creek Zoning District on June 21, 2006 via County resolution 2006-065; and
- In the summer of 2008, the Gallatin County Board of Parks Commissioners, the Gallatin County Planning Board, and the County Commission, via County resolution 2008-075 adopted resolutions creating “Gallatin County Project Interconnect” – a joint planning effort to consolidate updates to the Gallatin County Outdoor Recreation and Open Space Plan and an update of the Gallatin County Trails Plan into one master plan all as indications of a strong commitment to further implement the Growth Policy; and
- In other efforts to implement the Growth Policy, the County has in recent years provided logistical and planning support at unprecedented levels to citizens in several areas, including the current support for a community plan in an area in and around the communities of Amsterdam and Churchill, and support for creation of a zoning district to implement the Four Corners Community Plan; and

- To complement these neighborhood planning and zoning efforts, after several years of investigating numerous planning options that could implement the purposes, themes, and goals and objectives of the Growth Policy, the Gallatin County Commission, via Resolution 2006-60, created a comprehensive approach to implementing the Growth Policy called the “Growth Policy Implementation Program” (GPIP); and
- The County is continuing to work on other strategies to update and implement the Growth Policy’s purposes, themes, and the goals and objectives, such as creating new development standards to protect vital resources and better protect public health and safety for items such as water conveyance and transportation facilities, public sanitary sewer systems, storm water management, etc...; and
- Other efforts to update and implement the Growth Policy address infrastructure planning for zoning districts that allow for higher density and these efforts are evidenced by an October 2007 directive from the Commission to the Gallatin County Planning Department to create GPIP Phase II – an effort to implement the Growth Policy through comprehensive infrastructure planning and financing for the County’s growth areas; and
- On July 29, 2008, in an effort to formalize GPIP Phase II, the County Commission adopted Resolution 2008-083, a resolution committing to work cooperatively with the City of Bozeman and the City of Belgrade to plan for infrastructure within close proximity to the municipal boundaries of the cities; and

WHEREAS, in accordance with the requirements of Montana law (§76-1-601(3)(f)(iii), MCA) and Section 9.1 of the Growth Policy, the Gallatin County Planning Board reviewed the Growth Policy and at their meeting on April 14, 2009, and considered the recommendation of the Planning Board’s Growth Policy Update Committee; and

WHEREAS, the Planning Board’s Growth Policy Update Committee recommended to the Planning Board that the Growth Policy needs to be revised and updated, but the general scope of the revisions should not be comprehensive in nature but rather should be limited to the following:

- Updating applicable portions of the document to reflect adoption of new zoning districts, various plans (neighborhood plans, transportation plan, etc.), and changes to operational procedures (impact fees, etc.); and
- Updating the document where new information is available to supplement data currently referenced in the Growth Policy, such as is the case with Chapter 2; and
- Making some minor adjustments to the Goals and Policies of Chapter 3.

and;

WHEREAS, after considering the recommendation of the Planning Board's Growth Policy Update Committee, the Planning Board voted unanimously (8:0) to recommend that the County Commission accept these recommendations and pass a resolution of intention to initiate the update process.

NOW THEREFORE BE IT RESOLVED, upon review of the Growth Policy as required by Section 9.1 of the Growth Policy, the County Commission having found: that the Growth Policy's purposes, themes, goals, and objectives generally continue to be effective, but some minor adjustments to strengthen Chapter 3 may be appropriate; that the County has made significant progress on several projects and efforts to implement the Growth Policy, as described above, and the Growth Policy should be revised to reflect such efforts and accomplishments; that the Growth Policy should be revised to reflect new data, where new data is available, to supplement or replace data currently referenced in the Growth Policy; and that the Gallatin County Planning Board at a public hearing on April 14, 2009, made a recommendation, as described above, that only minor revisions to the Growth Policy are necessary at this time; the Commission hereby determines the update to 2003 Gallatin County Growth Policy should not be comprehensive in scope and based on the following, the intent of the Commission is to make only minor revisions to the Growth Policy:

1. Conditions have not changed in the County since the adoption of the Growth Policy to render the Growth Policy ineffective; in fact, the Commission specifically finds the purposes, themes, and goals and objectives of the Growth Policy should be reviewed as part of the update process, but generally continue to provide an outstanding benchmark for determining how growth and change will occur in Gallatin County based on the following:
 - a. There has not been a significant deviation from anticipated trends and projections in population demographics or economic circumstances since the adoption of the Growth Policy, and despite the current economic concerns facing the County, Montana, and the nation, the County expects to generally see a population increase and overall economic expansion throughout the foreseeable future (see #3, below); and
 - b. There has not been any privately initiated amendments to the Growth Policy since its adoption except for the creation of the Gooch Hill West Neighborhood Plan, which was initiated at the request of a developer/landowner and designed to complement and indeed implement the Growth Policy resulting in an indication that the Growth Policy has widespread support throughout the County; and

- c. The County has engaged in a deliberative investigation into planning tools in adopting an implementation program for the Growth Policy as required by Chapter 4 and during the time required for this careful investigation there has not been significant public demand for any deviation from the Growth Policy's established targets; and
 - d. There has been significant accomplishment of the goals, strategies and actions included within the Growth Policy to date as identified by the adoption of various planning documents, neighborhood plans and zoning districts, and the Growth Policy is only in need of minor revisions to reflect the adoption of these documents. The Commission is committed to continue its efforts to develop additional strategies and planning tools, and to further implement existing strategies to fulfill the Growth Policy's purposes, themes, and goals and objectives.
2. The statements included under the above WHEREAS clauses are hereby incorporated into the Commission's determination as if stated here.
3. The County Commission recognizes a need to review the data referenced in Chapter 2 and elsewhere in the Growth Policy and update such data and projections where new data is available.
4. Upon passage of this resolution by the County Commission, the Growth Policy update process shall proceed in the following manner:
 - Planning Department Staff shall gather and analyze technical data relevant to the Growth Policy Update, and prepare such data for insertion into the Growth Policy. Planning Department Staff shall assist the Planning Board's Growth Policy Update Committee; and
 - The Planning Board's Growth Policy Update Committee shall conduct worksessions as necessary to prepare a recommendation for an updated draft of the Growth Policy. Such worksessions shall be noticed appropriately and open to the public; and
 - Upon completion of the Committee's work, the updated draft of the Growth Policy shall be considered by the Planning Board and County Commission in duly noticed public hearings, with the update to the Growth Policy becoming effective only upon passage of a resolution of adoption by the County Commission.

Dated this ____ day of _____, 2009.

GALLATIN COUNTY COMMISSION

R. Stephen White, Chairman

DATE: _____

William A. Murdock

DATE: _____

Joe P. Skinner

DATE: _____

Attest:

Charlotte Mills, Clerk & Recorder

DATE: _____

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